

617 PRD - PLANNED RESIDENTIAL DEVELOPMENT DISTRICT

617.01 Purpose

- A. Planned Residential Development District Regulations are intended to facilitate development of a parcel of land for residential use by permitting greater flexibility and, consequently, more creative and imaginative designs for the development of residential areas than generally is possible under conventional zoning or subdivision regulations.
- B. These regulations are further intended to promote more economical and efficient use of the land, while providing a harmonious variety of housing choices, a higher level of urban amenities and preservation of natural and scenic qualities of open space.

617.02 Applicability

- A. For purposes of these regulations, a Planned Residential Development shall apply to:
 - 1. Land under a unified control, to be planned and developed as whole;
 - 2. A single development operation or a definitely programmed series of development operations, including all lands and buildings;
 - 3. Principal and accessory structures and uses substantially related to the character and purposes of the District.
- B. A Planned Residential Development shall:
 - 1. Be developed according to comprehensive and detailed plans that include not only streets, utilities, lots or building sites and the like but also site and floor plans for all buildings as intended to be located, constructed, used and related to each other and detailed plans for other uses and improvements on the land which relate to the buildings; and
 - 2. Include a program for provision, operation, and maintenance of the area, facilities, and improvements for common use by some or all of the occupants or visitors to the District, but which will not be provided, operated or maintained at general public expense.

617.03 Use Regulations

A. Permitted Uses and Structures

- 1. Planned Residential Developments including single family, two-family and multi-family dwellings, whether detached, semi-detached or attached. Rentals of dwelling units for periods of less than thirty (30) consecutive days is prohibited.
- 2. Parks and playgrounds; riding and hiking trails, as designated on approved plans.
- 3. Recreational buildings, structures and facilities, as designated on approved plans.
- 4. Clubhouses, community centers and similar uses, as designated on approved plans, provided all such uses are designed for and limited to use by residents of the planned residential development and their guests.
- 5. Public and private educational institutions as designated on approved plans.
- 6. Public utility and public service substations, pumping plants and similar installations not exceeding six hundred fifty (650) square feet and not including public utility offices, water tanks, or repair or storage facilities.
- 7. Home occupations subject to the following:
 - a. A home occupation shall be conducted in a dwelling or accessory building on a property that is also used as a primary residence by the proprietor of the home occupation.
 - b. In no way shall the appearance of the structure or premises be altered or the conduct of the occupation within the structure be reasonably recognized as serving a non-residential use (by color, materials, construction, lighting, signs, sounds, vibrations, display of equipment, etc.).
 - c. No one other than a resident of the dwelling shall be employed in the conduct of a home occupation.

- d. The use shall not generate more pedestrian or vehicular traffic than typical to the district in which it is located.
- e. No indoor or outdoor storage of materials and/or supplies, including vehicles or equipment used in the occupation, shall be permitted which will be hazardous to surrounding neighbors or detrimental to the residential character of the neighborhood.
- f. The total useable floor space area dedicated to home occupation uses in any primary dwelling or accessory structure shall not exceed twenty-five percent (25%) of the gross floor area on the site.
- g. There shall be no use of utilities or community facilities beyond that typical to the use of the property for residential purposes.
- h. A home occupation shall not create any radio, television, computer or power line interference or noise audible beyond the boundaries of the site.
- i. No smoke, odor, liquid or solid waste shall be emitted.
- j. The conduct of the home occupation shall not interfere with the maintenance of the required off-street parking spaces on the property.

B. Uses subject to a Conditional Use Permit

- 1. Model homes.
- 2. Subdivision sales offices in permanent structures.
- 3. Public utility and public service substations, water tanks, pumping plants and similar installations six hundred fifty (650) square feet or greater, but not including public utility offices or repair or storage facilities.

C. Uses Subject to Temporary Use Permit. Any use as prescribed in Section 407.

- D. Any permitted use converting to a hotel, motel, timeshare or similar lodging use that has more than six guest units, is subject to rezoning regulations as set forth in section 629 L (Lodging) District.

617.04 Approvals Required.

- A. Prior to the construction of physical improvements and the issuance of building permits, Council approval of rezoning shall be obtained as specified in Section 400 and Single Family Residential Review is required for single-family uses as outlined in Section 403. Where required, Development Review approval shall be obtained as specified in Section 401, conditional use permits shall be obtained as specified in Section 402, and temporary use permits as specified in Section 407.
- B. All Planned Residential Development rezoning applications are subject to the provisions of Section 400 and are considered as conditional rezoning applications as specified in Section 400. In addition to the Application Submittal Requirements set forth in Section 400, all Planned Residential Development rezoning applications shall include the following:
 - 1. A written report shall accompany the submittal in which the applicant should describe the overall project and explain and discuss the intent of the development proposal with specific reference to the following general issues:
 - a. overall design rationale and principles of the layout with specific reference to roads and internal circulation.
 - b. compatibility with surrounding land uses;
 - c. anticipated environmental, visual, traffic, drainage or other impacts on the community; and
 - d. any other specific area or issue requiring further explanation to assist the Director in his evaluation of the proposal.
 - 2. Name, address and telephone number of record owner of property and of the applicant if not the record owner.

3. Scale (written and bar graph), north point and date of preparation for all plans/ maps, including dates of any subsequent revision.
4. A boundary survey map of the property.
5. A topographic map with a minimum two-foot contour, or at such other intervals as approved by the Director.
6. A map (at a minimum scale of 1":10' for that portion of the lot within 30 feet of the building or structure) identifying the following, as applicable:
 - a. all trees over 2" DBH, indicating canopy size and species, and indicating those trees to be removed; and
 - b. all natural topographic features such as watercourses, rock outcrops, native vegetation and trees, and
 - c. a map identifying areas of existing man-made scarring and, if proposed, a restoration program.
7. In areas with a slope greater than 30%, a soil and geology report identifying areas of unstable slopes, but only if actual construction will occur in the 30+% slope areas.
8. A context map which clearly portrays any unusual visual features on or within 500 feet of the site. This presentation may include such materials, at the applicant's option, as slides, photographs, cross sections, maps, computer simulations, perspectives or models.
9. A circulation plan map delineating the location, classification, names and widths of all major public or private streets and rights-of-way, pedestrian ways, trails and bikeways within 500 feet of the property boundary, as well as the names of adjacent subdivisions or tracts.
10. A plan showing the proposed configuration, size in acres, number of residential units and/or lots, the square footage of non-residential proposed buildings and underlying zoning categories for each use.
11. A development phasing map and proposed timing schedule delineating the configuration, size in acres and general sequence of development and dedication.
12. A general development site plan drawn to a scale of not less than one hundred (100) feet to the inch, with at least the following details shown to scale and dimensioned:
 - a. Location of each existing and proposed structure in the development area, their uses or uses, the number of stories, the gross building and floor areas and approximate location of entrances and loading points.
 - b. All streets, curb cuts, driving lanes, parking areas, loading areas, public transportation points and related illumination facilities, including a complete lighting plan.
 - c. All pedestrian walks, malls and open areas for the use of occupants and the public.
 - d. Location and height of all walls, fences and screen planting, including a plan for landscaping of the development and the method by which such landscaping is to be accomplished.
 - e. Types of surfacing, such as, paving, turfing or gravel to be used at various locations.
13. Preliminary construction drawings showing the location, names, areas, width, proposed grade curve, super elevations, sight distances and radii for all streets, highways and ways in the proposed development. Connections to adjoining platted tracts and/or streets contained in these tracts.
14. Preliminary construction drawings showing the width and approximate locations of all existing or proposed easements or rights-of-way, whether public or private, for streets, drainage, sewers, public utilities, flood control, access to adjacent public lands or other community facilities.

15. A document including all proposed modifications to basic ordinance requirements (i.e., lot size, setbacks, lot coverage and other criteria as indicated in the Land Development Code for that density).
16. Designation of all land to be dedicated or reserved for public use, with use indicated.
17. Locations, elevations and sizes of culverts, storm drains and detention facilities. This information must be accompanied by a hydrologic/ hydraulic analysis, which meets the criteria set forth in "Yavapai County Flood Control District Reference Stormwater Detention Criteria (1/9/89)", referenced as "Appendices A and B". These documents are on file with the City Engineer.
18. A report by a licensed sanitary engineer describing proposed wastewater disposal.
19. The location of floodway and floodplain boundaries and base flood elevations, as determined by the Federal Emergency Management Agency (FEMA) Flood Maps, and the location of other watercourses and land subject to inundation or flood hazard. This information must be accompanied by a hydrologic/ hydraulic analysis, which meets the criteria set forth in "Yavapai County Flood Control District Reference Stormwater Detention Criteria (1/9/89)", referenced as "Appendices A and B". These documents are on file with the City Engineer.
20. Engineers' calculations and estimated values for each tributary storm runoff for 25 year and 100 year frequency storms, as specified in the Yavapai County Flood Control District Ordinance. The values are to be indicated along the boundary of the development for all points of drainage entering and leaving the property.
21. Proposed cut and/or fill areas showing original and proposed grade levels with elevations and contours.
22. Analysis of traffic impacts and proposed mitigation.
23. Public safety (police and fire protection) considerations.

24. Estimated demand for and supply of water.
25. Plans and elevations of buildings and structures indicating the architectural style and construction standards.
26. The proposed means for assuring continuing existence, maintenance and operation of the various common elements and facilities. If a community association or similar governing structure is to be established, a copy of the covenants, conditions and restrictions (CC&R's) shall be made part of the record.
27. Any other information required by the Director, such as a slope analysis, to permit complete analysis and appraisal of the Planned Residential Development

617.05 Property Development Standards. The following requirements shall apply to all planned residential developments:

- A. The planned residential development shall be designed and developed in a manner compatible with and complimentary to existing and potential residential development in the immediate vicinity of the project site. Site planning on the perimeter shall provide for the protection of the surrounding areas from potentially adverse influences within the development, including probability of flooding, erosion, subsidence, sloping of the soil or other dangers, annoyances or inconveniences. Condition of the soil, ground water level, drainage, and topography shall be appropriate to both type and pattern of use intended.
- B. There shall be no minimum area requirement for individual lots or individual dwelling sites in a planned residential development.
- C. The maximum number of dwelling units permitted in a planned residential development shall be determined by dividing the proposed development by the density restrictions designated on the Sedona Community Plan or specific plan for the area, or by the action of the Council.
- D. The following specific site development requirements shall apply to a Planned Residential District. These requirements are minimums unless otherwise noted:

1. Site area shall be no less than one (1) acre.
 2. Front yards shall be no less than twenty (20) feet.
 3. Side yards shall be not less than twenty (20) feet.
 4. Where a yard abuts a street there shall be an exterior side yard of twenty (20) feet.
 5. Rear yards shall be no less than twenty five (25) feet.
 6. All buildings, structures, walls and fences shall comply with the height and screening provisions of Article 9.
 7. The exterior color and materials of all buildings, structures, walls and fences shall comply with the provisions of Article 9.
 8. Trees shall be preserved and planted to comply with the provisions of Article 9.
 9. Outdoor lighting shall comply with the provisions of Article 9.
 10. Maximum lot coverage shall be shall be no greater than forty percent (40%).
 11. The number of required parking spaces shall comply with the provisions of Article 9.
 12. Guest parking spaces shall be provided at the ratio of one (1) guest parking space per dwelling unit.
 13. Signs shall comply with the provisions of Article 11.
 14. Accessory uses and structures shall be located as specified on the development plans approved by the Commission. Accessory structures shall meet all of the setbacks for site development as specified in Article 9.
- E. Required open space shall comprise at least thirty-five percent (35%) of the total area. Buildings, streets, driveways or parking spaces may not be counted in satisfying this open space requirement, provided, however, that the land occupied by recreational buildings, structures or uses may be counted as required open space.
- F. At least one-half (1/2) of the required open space shall be left in its natural state, particularly if natural features worthy of preservation exist on the site. Open space left in its natural state shall be kept free of litter and shall at no time constitute a health, safety, fire or flood hazard. Areas devoted to natural or improved flood control channels and areas encumbered by flowage, floodway or drainage easements may be applied toward satisfying this portion of the total open space requirement.
- G. If development is to be accomplished in stages, the development plan shall coordinate improvement of the open space, the construction of buildings, structures and improvements in the open space and the construction of dwelling units, in order that each development stage sustains a proportionate share of the total open space and environmental quality of the total planned development.
- H. All or any part of the required open space may be reserved for use in common by the residents of the planned residential development. Areas permanently reserved for common open space shall be reserved for the use and enjoyment of the residents in a manner which makes the City or a public district or public agency a party to and entitled to enforce the reservation, subject to approval by the City Attorney. The Commission may request that open space easements over the required open space be conveyed to the City.
- I. No building, except as specifically provided, shall be located closer than five (5) feet from any interior vehicular or pedestrian way, court, plaza, open parking lot or other surfaced area reserved for public use or use in common by residents of the planned development. This setback generally shall be measured from the nearest edge of a surfaced area, such as a sidewalk. If no sidewalk exists in conjunction with a public or private street, the setback shall be measured from the nearest edge of the street right-of-way or private road easement.
- J. No garage or carport having straight-in access from a public or private street shall be located closer than twenty-five (25) feet from the nearest edge of the sidewalk of this street. Where no sidewalk exists this measurement shall be from the nearest edge of the street right-of-way or road easement.

- K. Spacing between buildings shall be at least ten (10) feet.
- L. All public streets within or abutting the proposed planned residential development shall be dedicated and improved to City specifications for the particular classification of street. When the developer desires to retain any streets within the development as private streets, these streets shall be constructed to City standards, permanently reserved and maintained for their intended purpose by means acceptable to the City Engineer. Other forms of access, such as, pedestrian ways, courts, plazas, driveways or open parking lots shall not be offered for dedication.
- M. Planned residential developments shall relate harmoniously to the topography of the site, shall make suitable provision for the preservation of watercourses, drainage areas, wooded areas, rough terrain and similar natural features and areas and shall be designed to use and retain these natural features and amenities to the best advantage.
- N. All utilities within a planned residential development shall be placed underground.
1. A common central television antenna or receiver may be provided with underground cable service to all dwelling units.
 2. For the purposes of this Section appurtenances and associated equipment such as, surface-mounted transformers, pedestal-mounted terminal boxes and meter cabinets and concealed conduit in an underground system may be placed above ground.
- O. Design Standards. The provisions of Article 10 shall apply as administered through the Development Review process of Section 401.

617.06 Adoption of Development Plans and Maps.

The development plans and maps submitted with the application for a Planned Residential Development shall be approved and adopted by the City Council and included in the Ordinance establishing the Planned Residential Development District. All development within the Planned Residential Development District shall comply with the plans approved and adopted by the Council.

- A. Action by the Planning and Zoning Commission. Upon completing its public hearing on the

Planned Residential Development application, the Commission shall transmit its recommendation to the Council.

1. The recommendation of the Commission shall include the reasons for approval or disapproval of the application, and if recommended for approval shall give specific evidence and facts showing that the application meets with the following:
 - a. That the development at the location proposed is generally consistent with the goals, objectives, densities and policies of the Sedona Community Plan or specific plan for the area.
 - b. That the development at the location proposed and the development standards to be followed or maintained will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.
 - c. That the development will promote or preserve environmental quality and conserve energy usage and energy resources, including the protection of adequate sunlight for use of solar energy systems.
2. The recommendations of the Commission may include reasonable additional conditions and/or modifications to established property development standards as deemed necessary to promote the purpose of this district and of this Code.

- B. Action by the City Council. Following conclusion of its public hearing, the Council may approve the Planned Residential Development as recommended by the Commission or in a modified form, stipulating those conditions it deems necessary to carry out the purpose of this district and of this Code. If the Planned Residential Development is approved, it shall be incorporated as part of the zoning map. The Council shall include the reasons for approval or disapproval of the application and shall give specific evidence and facts showing that the application meets with the following:

1. That the development at the location proposed is generally consistent with the goals, objectives, densities and policies of the Sedona Community Plan or specific plan for the area.
2. That the development at the location proposed and the development standards to be followed or maintained will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.
3. That the development will promote or preserve environmental quality and conserve energy usage and resources, including the protection of adequate sunlight for use of solar energy systems.

617.07 Amendments to the Development Plans. All development within the Planned Residential Development District shall comply substantially with the plans approved and adopted by the City Council. Any amendments to the approved plans shall be accomplished in the same manner as the original rezoning application procedure, as prescribed in Section 400, with the exception of minor amendments, as specified below. The following procedure shall be followed for any amendment to a Planned Residential Development, including amendments to a development phasing schedule.

A. Major Amendments.

1. An applicant or his successors in interest may file a request for a major amendment with the Director.
2. The change will be deemed major if it involves any one (1) of the following:
 - a. An increase in the approved totals of dwelling units or gross leasable area for the Planned Residential Development.
 - b. A significant change in the zoning district boundaries as determined by the Director, from those approved for the Planned Residential Development.
 - c. Any change which could have significant impact on areas adjoining the Planned Residential Development as determined by the Director.

- d. Any change which could have a significant traffic impact on roadways adjacent or external to the Planned Residential Development as determined by the Director.

3. The Director will bring the major amendment before the Commission and the Council and will submit background material and recommendations.

B. Minor Amendments.

1. A Planned Residential Development applicant or his successors in interest may file a request for a minor amendment with the Director.
2. The request will be routed for comment to any affected City departments or other agencies.
3. Upon receipt of comments, the Director will determine whether the requested change is minor or major.
4. If the requested change is determined to be minor, an amended plan shall be submitted for public record.